

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 ST. LAWRENCE COUNTY IDA LOCAL DEVELOPMENT CORPORATION
 ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY
 ~ Meeting of June 11, 2014 ~**

CALL TO ORDER: The meeting was called to order at 5:00 PM at the IDA Office, Main Conference Room, Canton.

ROLL CALL:

St. Lawrence County IDA/IDALDC	St. Lawrence River Valley Redevelopment Agency
Blevins..... Present	BurnsPresent
Hall..... Present	Carroll..... Absent
LaBaff..... Present	Chairman McNeilPresent
McMahon Present	Murphy.....Present
PeckAbsent	Strait.....Present
Chairman Staples..... Present	
Weekes..... Present	Huvane (Non-Voting).....Present

Others: SLCIDA Staff (Patrick Kelly, Thomas Plastino, Richard Williams and Natalie Sweatland); Andrew Silver, Esq. and Eric Gustafson, Esq., Counsel for the IDA/IDALDC and RVRDA, respectively; Keith Hayes, NYPA.

PUBLIC NOTICE: Public notifications sent June 5, 2014 to, at a minimum: St. Lawrence County’s newspapers designated for the publication of local laws and other matters required by law to be published; additional local media sources and websites.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: None

FINANCIAL REPORTS: None

REPORTS OF COMMITTEES: None

STAFF REPORT:

Mr. Kelly reports on the following:

- Agenda: Mr. Kelly briefly reviews the meeting’s agenda items, noting a need for Executive Session.
- Buildings Report: Three tenants now share leased space within the Massena Industrial Park’s Lot 19 building (Fockler, Illusion ATC and Purine Pharma). All leases are on month-to-month terms.
- Newton Falls Rail: We are currently awaiting reimbursement for Phase 1 of the rehabilitation project. All expenses have been submitted. Anticipated reimbursement is just under \$500,000. Phase 1 should be complete by the end of 2014, with rehabilitation phase (Phase 2) to begin in 2015.
- J&L: On Tuesday, State, County and local officials met on Tuesday to witness the transfer of the former Jones and Laughlin Steel Company property to the County.
- Consolidated Funding Applications: Staff are completing CFAs for a number of projects, including an infrastructure application for the Horton Road property in Massena, for eventual use as an industrial park.

EXECUTIVE SESSION: Burns/Strait (RVR) and Blevins/LaBaff (IDALDC) motion for Executive Session to discuss pending the finances of a specific company and pending litigation with another company. Motion approved unanimously and the Board goes into Executive Session at 5:07 PM. The Boards return to Regular Session at 5:50 PM.

OLD BUSINESS: None

NEW BUSINESS:

Burns/Murphy (RVR) and LaBaff/Weekes (IDALDC) motion for creation, execution and delivery of correspondence to NYPA's Gil Quiniones relative to the Boards' support of the passage of draft legislation, "Northern New York Power Proceeds Allocation Act," and to include a request that NYPA will consider using the St. Lawrence County Industrial Development Agency as the administrative agency that supports the Northern New York Power Proceeds Board. Motion passes unanimously.

Resolution LDC-14-06-08 and RVR-14-06-08: Authorizing Funds through the St. Lawrence River Valley Redevelopment Agency's Community Development & Environmental Improvement Program. Mr. Kelly notes that the application deadline was March 31. Board members have all been given opportunity to review the projects. Motion to approve Resolution LDC-14-06-08/RVR-14-06-08 by Msrs. Strait (RVR) and Weekes (IDALDC), seconded by Msrs. Burns (RVR) and Blevins (IDALDC). The motion is carried by 4 "aye" votes (RVR) and with 5 "aye" votes (IDALDC) and with Mr. Hall (IDALDC) abstaining.

Resolution IDA-14-06-14: (i) Authorizing the Undertaking of Financial Assistance to the Defelsko Corporation/Beamko LP for a Project Described Herein in the Form of a (a) Sales Tax Exemption for Purchases and Rentals Related to the Acquisition, Construction and Equipping of the Project, and (b) a Partial Real Property Tax Abatement through a Payment in Lieu of Taxes Agreement; (ii) Appointing DeFelsko Corporation/Beamko LP as Agent to Undertake the Project; (iii) Accepting and Adopting Findings of the City of Ogdensburg with respect to the Project Pursuant to SEQRA; and (iv) Authorizing Creation, Execution and Delivery of all Related Documents. Mr. Kelly notes that the operation currently employs 60 and the project will create an additional 15 jobs. The Company is a leading U.S. manufacturer of coating thickness gages and inspection instruments and plans to further grow that business through this project. Motion to approve Resolution IDA-14-06-14 by Mr. Blevins, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Mr. Burns states that relative to discussions surrounding creation of a shared, public works site, he is not in favor of using IDA lands for such a project.

Mr. Burns is excused at 5:55PM.

Resolution IDA-14-06-15: (1) Accepting an Application Submitted by Corning Property Management Corporation with Respect to a Certain Project (as Described Below); (2) Describing the Forms of Financial Assistance Being Contemplated by the SLCIDA with Respect to the Project; (3) Authorizing the Undertaking of Financial Assistance to Corning Property Management Corporation for a Project Described Herein in the Form of (a) Sales Tax Exemption for Purchases and Rentals Related to the Acquisition, Construction and Equipping of the Project, and (b) Partial Real Property Tax Abatement Through a Payment in Lieu of Taxes Agreement; (4) Appointing Corning Property Management Corporation as Agent to Undertake the Project; (5) Determining that Action to Acquire, Construct and Equip the Project Will Not Have a Significant Effect on the Environment; (6) Authorizing Creation, Execution and Delivery of all Related Documents. Mr. Kelly notes that the project, involving the construction of 25,000 sq ft and 7,500 sq ft buildings, will create 40 jobs. The plant currently employs 234. The project will assist Corning in

strengthening its operations at the Canton plant, as well as the Company's significant presence in New York State. The project enables Corning to secure a long-term contract for work at the Canton facility, providing additional stability and security for the local plant. Corning Inc offers compensation package significantly higher than regional average wage rates. The Company has excellent global recognition and reputation. Higher technology jobs provide diversification in the workforce and employment opportunities for local college graduates. Motion to approve Resolution IDA-14-06-15 by Mr. Hall, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution IDA-14-06-16: Determining that Action to Acquire, Construct and Equip a Project for the St. Lawrence County Industrial Development Agency Local Development Corporation will Not Have a Significant Effect on the Environment. Mr. Kelly explains this project is part of the \$470,000 park infrastructure grant. On a related but separate issue, Mr. Kelly notes that staff will be rebidding the RFP for construction, as the bids came in approximately \$200,000 over budget. Motion to approve Resolution IDA-14-06-16 by Mr. Hall, seconded by Mr. McMahon. The motion is carried by unanimous vote.

ADJOURNMENT: Adjourns at 6:13PM by unanimous consent.

By: Natalie A. Sweatland
Recording Secretary